

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Rural

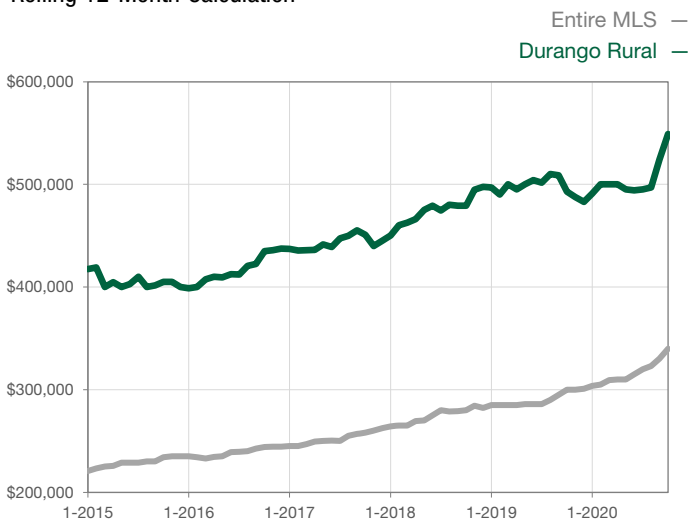
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	32	67	+ 109.4%	546	479	- 12.3%
Sold Listings	29	63	+ 117.2%	309	363	+ 17.5%
Median Sales Price*	\$405,000	\$658,000	+ 62.5%	\$481,750	\$558,000	+ 15.8%
Average Sales Price*	\$462,259	\$745,900	+ 61.4%	\$554,852	\$653,921	+ 17.9%
Percent of List Price Received*	98.0%	98.8%	+ 0.8%	97.6%	97.9%	+ 0.3%
Days on Market Until Sale	106	133	+ 25.5%	122	148	+ 21.3%
Cumulative Days on Market Until Sale	121	144	+ 19.0%	139	168	+ 20.9%
Inventory of Homes for Sale	283	143	- 49.5%	--	--	--
Months Supply of Inventory	9.3	4.2	- 54.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	2	6	+ 200.0%	47	39	- 17.0%
Sold Listings	1	12	+ 1100.0%	31	40	+ 29.0%
Median Sales Price*	\$660,000	\$470,000	- 28.8%	\$361,000	\$392,000	+ 8.6%
Average Sales Price*	\$660,000	\$436,375	- 33.9%	\$413,787	\$415,698	+ 0.5%
Percent of List Price Received*	95.8%	99.3%	+ 3.7%	98.3%	97.9%	- 0.4%
Days on Market Until Sale	334	133	- 60.2%	112	170	+ 51.8%
Cumulative Days on Market Until Sale	441	133	- 69.8%	119	183	+ 53.8%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	5.2	1.6	- 69.2%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

